



KOREK LAND COMPANY, INC.

**REDUCED PRICE &
TERMS AVAILABLE!**

200± ACRES – OVERLOOKING GOLF COURSE
RAMONA AREA (SAN DIEGO CO.), CA

LOCATION: Beautiful-elevated-gently-rolling-vacant site, with great views in unincorporated Ramona, CA 92065, east of El Cajon/Poway /Escondido at the current terminus of San Vicente Rd., just southeast of Barona Mesa Rd. San Diego Country Estates is a premier-country-residential-resort area. The property is within walking distance of the San Vicente Golf Resort. The Barona Resort Casino is in the nearby-town of Julian.

TOPO: The property's (APN 288-081-01, 02 & 03) topo varies, but is very manageable. The site has chaparral and sagebrush along with oak, sycamores and other species of trees in the attractive central drainage swale. The Property offers panoramic territorial views over the golf course. Overall the site is significantly less rocky than many other areas of Ramona.

ZONE: A-70 agriculture, 0.25 DU/AC. Allows for 4 to 20 acre lots predicated on slope, consistent with SR-10 GP. The property has a Record of Survey #13475. We suggest a lot line adjustment/certificate of compliance with the county to establish 3 beautiful-view-oriented-home sites on the north side of the drainage course. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Available in the area. The property is adjacent to the Ramona Water District, fire hydrants are at the Property. It is also served by San Diego Gas & Electric. A septic system (s) would be utilized for sewer.

POTENTIAL: The property could be used for beautiful-secluded-view-oriented-residential estates, ranch retreat, horse facility or a high security family compound with helipad. Hold all or part for long-term investment too. South of the property there are some very impressive large private estates. **Great views; golf course/club house, hill-tops, sunrise-sets and night-lights.**

PRICE: **REDUCED PRICE: \$873,000, "AS-IS". 30% DOWN WITH A 70% SELLER NOTE FOR 5 YEARS, INTEREST ONLY!**

CONTACT: Larry Lynch (CalDRE 01180573) at (818) 787-3077 or larry.lynch@korekland.com for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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